



DATE 1-16-13 TIME 9:14

Agenda

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*Carmella Vigil*  
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 22, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A M E N D E D

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: January 8, 2013

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-096 660 Garcia Street  
Case #H-12-101 401 Old Taos Highway  
Case #H-12-102 524 Camino del Monte Sol  
Case #H-12-103 421 Apodaca Hill

Case #H-12-104 156 Lorenzo Road  
Case #H-12-106 451 W. Alameda Street  
Case #H-12-107 1247 Cerro Gordo Road  
Case #H-12-105 156 E. de Vargas Street

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, proposes to construct a 9'8" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install gates, and make landscaping improvements at this non-contributing residence. (John Murphey).
2. Case #H-12-077. 1148 Camino San Acacio. Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
3. Case #H-12-097B. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14- 5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
4. Case #H-13-002. 318 Delgado Street. Downtown and Eastside Historic District. Jenkins Gavin, agent for Nancy Mannel Revocable Trust, owner, requests an historic status review of the contributing shed and assignment of primary elevations on a contributing residence. (David Rasch).

5. Case #H-13-003. 206 McKenzie Street. Downtown & Eastside Historic District. Dale F. Zinn, Architect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non-statused structures and assignment of primary elevations where applicable. (David Rasch).
6. Case #H-13-001. 707 Don Gaspar Avenue. Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 315 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda

 DATE 1/3/13 TIME 11:00am  
 SERVED BY Camille King  
 RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 22, 2013 at 5:30 P.M.

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LAMY ROOM

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 8, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

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2. Case #H-12-077, 1148 Camino San Acacio. Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
3. Case #H-12-097B, 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
4. Case #H-13-002, 318 Delgado Street. Downtown and Eastside Historic District. Jenkins Gavin, agent for Nancy Mannel Revocable Trust, owner, requests an historic status review of the contributing shed. (David Rasch).

5. Case #H-13-003. 206 McKenzie Street. Downtown & Eastside Historic District. Dale F. Zinn, Architect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non-statused structures. (David Rasch).
6. Case #H-13-001. 707 Don Gaspar Avenue. Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 360 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch).

**I. MATTERS FROM THE BOARD**

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**HISTORIC DISTRICTS REVIEW BOARD**  
January 22, 2013

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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**January 22, 2013**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the Lamy Room of the Santa Fé Community convention Center, Santa Fe, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Sharon Woods, Chair  
Mr. Rad Acton  
Dr. John Kantner  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

Ms. Cecilia Rios, Vice Chair [excused]

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Mr. John Murphey, Senior Historic Planner  
Ms. Kelley Brennan, Assistant City Attorney  
Mr. Carl Boaz, Stenographer

**NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.**

**C. APPROVAL OF AGENDA**

**Ms. Walker moved to approve the agenda as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES: January 8, 2013**

Ms. Walker requested the following changes to the minutes:

On page 5 at the bottom, it should say, "No grade would be built up higher than natural grade."

On page 6 last paragraph should say, "Amelia White" not Millie White.

In the same paragraph it should say "Private dwelling" not single family dwelling.

On page 7, first line should say, "Howell family."

On page 9, 3<sup>rd</sup> line from the bottom should say, "any separate façade had to be at least 8' wide separated by a depth of at least 4'."

On page 2, three lines under the minutes of December 12<sup>th</sup> it should say, "On page 25 in the middle of the page it should say, the turnaround did not use the east side of the existing circular driveway."

Ms. Mather requested a change on page 24 where it should say, "Ms. Mather asked when that decorative iron work was put there."

Mr. Acton requested a change on page 24, second paragraph, third sentence, where it should say, "The window swing would project beyond the face of the stucco." And in the third line from the bottom, "Mr. Acton could see that, there were manufacturers of such casements although they are uncommon."

Dr. Kantner requested a change on page 9, fourth paragraph from the bottom where that sentence should end at the southwest corner.

**Ms. Walker moved to approve the minutes of January 8, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

#### **E. COMMUNICATIONS**

There were no communications.

#### **F. FINDINGS OF FACT & CONCLUSIONS OF LAW**

**Case #H-12-096. 660 Garcia Street**

**Case #H-12-101. 401 Old Taos Hwy.**

Ms. Walker noted a correction needed in the conclusions but Mr. Rasch said he had already corrected it and read the corrected version to the Board.

**Case #H-12-102. 524 Camino del Monte Sol**

**Case #H-12-103. 421 Apodaca Hill**

Dr. Kantner said the Findings of Fact # 4 should have only one instance of "recommend."

**Case #H-12-104. 156 Lorenzo Road**

**Case #H-12-106. 451 W. Alameda Street**

**Case #H-12-107. 1247 Cerro Gordo Road**

**Case #H-12-105. 156 E. DeVargas Street**

**Ms. Mather moved to approve the Findings of Fact and Conclusions of Law as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **G. BUSINESS FROM THE FLOOR**

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

## **H. ACTION ITEMS**

1. **Case #H-12-090. 435 San Antonio Street.** Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Kamesin, owners, proposes to construct a 9'8" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install gates, and make landscaping improvements at this non-contributing residence. (John Murphey).  
Mr. Murphey presented the staff report for this case as follows:

## **BACKGROUND AND SUMMARY:**

With its original construction dating to c.1925, 435 San Antonio is a roughly L-plan, single-story residence that has evolved over the years with additions and changes in architectural style. Today, it exhibits a vaguely Territorial Revival façade along its front, west elevation on San Antonio. The rear of the house faces onto San Pasqual. It is noncontributing to the Downtown and Eastside Historic District.

The application was originally heard at the November 27, 2012 but postponed by the Board due to concerns over elements of its design.

### **Project**

The applicant responded to the Board's comments, making revisions to the height of the parking trellis structure; reducing the amount of plank board; and lowering the pilasters of the front entry gate.

In response to the Board's concern over the use of rusted steel and wood planking, the applicant made a survey of the immediate streetscape and determined that plank wood and steel are materials used in the neighborhood.

### **East Elevation- San Pasqual**

#### **Parking Trellis**

At the rear of the property, erect a 9'-8"-high steel trellis structure over an existing two-car parking space. The applicant reduced its height by nearly two feet; the maximum allowable height for the structure is 15'-10." The structure will be supported by four rusted steel poles. It will be roofed weathered wood poles and latillas. Porphyry tile recycled from the courtyard will be reused for the parking surface.

#### **Fence/Gates**

The applicant proposes replacing the existing coyote fence enclosing the south and west sides of the parking space with an extension of the existing stucco-over-block wall to the south and two sections of weathered board planks.

The architect has greatly reduced the extent of wood planking from the initial proposal. Additionally, the proposed plank board material has been narrowed to a dimension of no wider than 8". Likewise, the steel framing for this treatment has been reduced from 4" to 1.5."

The wood plank treatment is proposed for a new gate to be cut in the existing yard wall south of the parking structure. The gate will match the height of the yardwall. A double-gate design, it will be used to access trash and recycling containers.

### **West Elevation- San Antonio**

**Wall/Entry Gate**

The project proposes to alter the existing street wall by removing its rounded steps—an element indicative of the Spanish-Pueblo Revival style—and establishing a straight wall capped with a brick course. The intention of this treatment is to make the wall harmonize more closely with the evolving Territorial Revival style of the home. In response to Board comments, the applicant reduced the size of the proposed pilaster from 7'-1" high and 3'-5½" wide to 5'-5 ½" high by 2'-6" wide.

**Interior Courtyard/Landscaping**

A 4'-0"-high freestanding gate made of planks will be constructed as a "dog barrier" near the south side of the house; it will not be visible from either street.

A number of landscaping improvements are proposed for the interior courtyard. The only item under the Board's purview is a proposed patio made of un-mortared flagstone.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Ms. Mather noted the applicant did a survey and asked if their photographs of the survey were available.

Mr. Murphey agreed. The map started on page 13 and the photos shown on pages 14, 15, and 16.

Mr. Acton noted the text on the height of the trellis indicated it was 9' 8" but on the revised east elevation and even with a magnifying glass he couldn't see the vertical dimension.

Mr. Murphey said on the large drawings it was shown as 9' 8".

Mr. Acton asked if it was reduced from the first submission.

Present and sworn was Mr. Estevan Trujillo, 523½ West San Francisco Street.

Mr. Acton said the Board had two sets of elevations and they were arranged differently in the most recent. On the east elevation the only difference other than verticals not extending beyond the horizontal was on the bearing wall. He didn't see any change on it.

Mr. Trujillo said he did reduce it from 11' and brought the whole structure down including the latillas.

Mr. Rasch noted it said 11' on the original and 9' 9" on the revised.

Mr. Acton understood the carport would be the same height.

Mr. Trujillo said he lowered the carport 10 inches.

Mr. Acton looked at its relationship with shed roof and noted it was just below the fascia so it was okay.

Mr. Trujillo said from the last meeting he had tried to meet all of the Board's requirements and he thought it made especially the entry an improvement and helped the project.

Mr. Katz was still puzzled by having brick on the wall on San Antonio.

Mr. Trujillo said there was brick on the house. The client felt it should be more Territorial style. The house was more Territorial style.

Mr. Katz said on the proposed east elevation by where the cars go was a note about hidden rope light system. He asked what that was.

Mr. Trujillo said it would be hidden at the perimeter. It will just illuminate the path and not the sky. It was safety on the path at night.

Ms. Mather asked him to describe the planking. It just seemed to be straight boards of pine.

Mr. Trujillo brought samples of the wood and of the steel for the project and briefly described it.

There were no speakers from the public regarding this case.

Chair Woods asked him about changing the planking to vertical. She asked if there was any horizontal planking in that neighborhood.

Mr. Trujillo said he eliminated all horizontal planking because most in the neighborhood was vertical.

Chair Woods was concerned about the mix of pueblo elements and territorial elements.

**Ms. Walker moved to approve Case #H-12-090 per staff recommendations. Mr. Acton seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-12-077. 1148 Camino San Acacio.** Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).

At the request of the applicant, this portion of the meeting is transcribed in verbatim format.

CHAIR WOODS

Our next case is 1148 Camino San Acacio. Case #H-12-077. May we have a staff report please?

MR. MURPHEY

Sitting on a rise above the road, 1148 Camino San Acacio is an approximately 1,440 sq. ft. single-story house exhibiting a vernacular interpretation of the Spanish-Pueblo Revival style. Constructed in the 1940s, the house has experienced alterations, including the introduction of a pitched roof in the 1960s. In 2010, the Board permitted the current applicant to build an addition and a portal and to remove the pitched roof (H-10-008). The house is noncontributing to the Downtown and Eastside Historic District.

The Board postponed the current case at the October 23, 2012 hearing, due to the fact that a portion of the retaining walls required safety railing, which was not included as part of the project.

In order to avoid parking on a steep driveway during the winter, the applicant proposes constructing two parking spaces at street level. This will necessitate removing approximately 23' of stone retaining wall along the street and lowering another section of the same wall to the east, and removing a separate section of rock wall paralleling the driveway.

The existing retaining wall is made of local stone laid in irregular courses with heavy mortar joints. The wall is topped with woven wire.

Because its origin is unknown, and its design and construction appear

to be historic, the applicant requested an exception to remove sections of the wall. His answers are below.

The proposed 453 sq. ft. parking pad will require cutting into the slope. The surrounding soil will be retained by stuccoed concrete block walls, with the rear south wall reaching 6'-0" in height. And this was the problem last time. Due to code, the top of this wall will be capped – and I should specify and you should have as a condition potentially of your approval that the coyote fence will be behind the wall and not on top of it. It is a three foot high coyote fence; its poles will have irregular tops; its assembly will face toward the house.

Concrete steps will lead from the pad to the house. The required hand railing will be of a rusted wrought-iron design that you approved in the previous 2008 case.

Concrete retaining walls will continue in stepped fashion along the east side of the driveway. Similar 3' high coyote fence will be placed along the side retaining wall, where they are required.

The walls will be stuccoed with El Rey "Desert Rose," a color the Board approved for the earlier remodeling project. And a little bit confusing before was the rip-rap. It is existing and will remain along the slope where it's not affected by this project.

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design Standards, and (E), Downtown

and Eastside Historic District. Staff additionally believes the applicant has met the exception to remove historic material under Section 14-5.2 (D)(1)(a).

CHAIR WOODS

Is there any question for staff? Can the applicant come forward please and be sworn in? Thank you.

MR. BOAZ

Good evening. Please state your name and address.

MR. CROUCH

Greg Crouch, 1148 Camino San Acacio.

MR. BOAZ

Under penalty of perjury, do you swear or affirm that the testimony you are about to give is the truth, the whole truth and nothing but the truth?

MR. CROUCH

I do.

CHAIR WOODS

Do you have anything you wish to add to staff's report?

MR. CROUCH

No. The last time I was here you asked that I go and meet with the City Engineer about the slope behind the retaining wall. I did. And I altered the design to meet her approval and that's kind of where we are. So I think I've done everything you would like me to do.

CHAIR WOODS

And do you have any problems setting the... as staff requested, setting the coyote fence back at least two feet as opposed to being right on top of wall?

MR. CROUCH

No.

CHAIR WOODS

Yes, Karen. Go right ahead.

MS. WALKER

Mr. Crouch, have you looked at what could possibly be a less expensive alternative method, which would be... because you mentioned your neighbor up above you has problems. Your location of parking down below won't solve his problems. When we were looking at it today during the field trip and it is north facing and obviously well today.

MR. CROUCH

Yes.

MS. WALKER

What about when he curls up the drive, paving it? Maybe your neighbor would join in the cost. And it's all done.

MR. CROUCH

My personal opinion is that over time that would be fairly expensive. And my neighbor is a great guy but he is limited financially and I'm not sure he could participate.

MS. WALKER

Well let's get to the second half of that. Why do you think it would cost more over half the time?

MR. CROUCH

Well, I brought this up some time ago and was told that the cost of that was going to be expensive to install in that the long-term maintenance and electrical issues would be expensive. So for that reason, I dropped it as an issue.

MS. WALKER

Okay. Because in that neighborhood are a lot of heated renovation driveways and one was down under brick which was quite beautiful and it has been very successful. So I just wondered if you had looked into it.

MR. CROUCH

I did and I don't think it's appropriate for this particular house.

MR. KATZ

I am concerned about the removal of historic material and feel that sometimes that needs to be done but it should be minimized. And I wondered if you had considered the possibility of rather than had two head-in parking areas, leave - on your design there - leave the wall on the right side, on the west side where it is - go up the driveway - and just have two parallel places - get rid of a little bit of the wall on the east side so it would be like a drive that you would go in and then go back out. And you would not have to go up the hill very much and you wouldn't have to remove but a smaller amount of the wall. Would that possibility be ...?

MR. CROUCH

I did consider that. You know the driveway is pretty darned steep, even beginning at the roadway and to create a driveway where I pull into existing driveway that goes up the hill and then cant east or left in this drawing I think would be fairly unwieldy.

MR. KATZ

From the photos that are in the ... our materials, and from what we looked at today, it did not seem... Yeah... and it did not seem... right there to get rid of this side of the wall...

MR. CROUCH

Right.

MR. KATZ

And just go up hill just a little bit right there and then your cars would be behind the wall and much nicer for the street and preserving the material.

MR. CROUCH Right. I think that's a pretty steep grade and the only way for me to really make that user friendly, I'm going to have to cut an awful lot of that driveway down so that your car isn't canted at like a twenty-five or thirty degree angle when it's in the parking space.

MR. KATZ I would presume that when you get beyond the wall there it would flatten out and then you'd go in and turn and would go up the hill a little bit to about the level of just to the right of the sign there. And that's not so high.

MR. CROUCH Well, you've thrown me a curve here. Of course I haven't really thought about that. I will think about it. But I am concerned that it's going to be awkward.

CHAIR WOODS Any more questions?

MR. KATZ No. Thank you.

CHAIR WOODS Anyone from the public wish to speak concerning this project?

[There were no speakers from the public concerning this project.]

CHAIR WOODS What are the wishes of the Board?

MS. MATHER Regarding Case #H-12-077, I move for approval per staff recommendations and I also cite that the applicant has met the exception criteria on pages three, four and five.

CHAIR WOODS Is there a second?

MS. WALKER Second.

CHAIR WOODS Okay. Go ahead Karen.

MS. WALKER	And did you like to add that the coyote fence be two feet behind the wall? The other one on top of that.
MS. MATHER	Yes, please.
CHAIR WOODS	Anyone else? All in favor?
MS. MATHER	Aye.
MS. WALKER	Aye.
CHAIR WOODS	All opposed?
MR. KATZ	No.
MR. ACTON	No.
DR. KANTNER	No.
CHAIR WOODS	And I will... I can vote, yes. So I will vote to make it a tie from the motion. And so what does that mean?
MR. RASCH	New motion. That one died for lack of a majority.
MR. KATZ	I would move to deny the application on the basis of the fact that the applicant has not met the standards for the exception to remove historic material. I don't believe that it is necessary to remove as much historical material as his plan proposes.
CHAIR WOODS	Is there a second?
MR. ACTON	Second.
CHAIR WOODS	Any discussion? All in favor?
MR. KATZ	Aye.
MR. ACTON	Aye.

DR. KANTNER	Aye.
CHAIR WOODS	All opposed?
MS. MATHER	Opposed.
MS. WALKER	Opposed.
CHAIR WOODS	Okay. You have been denied on this one.
MR. CROUCH	May I make a statement?
CHAIR WOODS	Sure.
MR. CROUCH	Well, let me just say, the only reason I am doing this... it will be a fairly expensive proposition... is because I believe this is a serious hazard to myself and my neighbor as well as people driving up and down Camino San Acacio. Last year he T-boned a car when he lost control and skidded out of control down the driveway. And it has happened to me twice as well. And believe me I'd rather not spend the money on doing this. And I think I've complied with everything you all have asked and, because I think it is such a serious health and safety issue, I'm surprised that you are turning me down.
CHAIR WOODS	I think we can't... We can open this up for discussion if somebody would like to reconsider the motion.
MR. KATZ	I would just like to perhaps explain my vote. I appreciate your concern about the safety issue. And I, too, live on a steep driveway and I know whereof you speak. You are not helping your neighbor at all. He's still going to have the same problem. That's why I really think you should

consider the idea of hot water coils under a paved driveway. That I think would cost you less to begin with and be safer for you and your neighbor.

CHAIR WOODS

We've already voted on this and if you wish to give the applicant some direction, David, will you help him out please on where you go from here. David will speak to you after. Thank you.

MR. CROUCH

Thank you.

[This is the end of the verbatim portion of these minutes.]

3. **Case #H-12-097B. 704 Camino Lejo.** Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14- 5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

**BACKGROUND & SUMMARY:**

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fe. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 1967 stairwell addition on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is listed as significant to the Historic Review Historic District.

On December 11, 2012, the HDRB postponed action pending redesign that reduces the height and massing among other details.

Now, the applicant proposes to remodel the property with the following two items.

1. An approximately 4,363 square foot addition will be constructed on the southwest corner attaching to the 1997 addition. The façade with the maximum height will be approximately 26' 4" high and at approximately 10" above the maximum allowable height of any façade. The full impact of the addition and existing building's mass will be seen only from private residences outside of the historic district. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(2)(e) and (D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required responses are at the end of this report.

The addition will be constructed with stuccoed concrete block, earth-toned concrete at the exposed foundation, and fieldstone veneer. Windows and doors will be anodized aluminum. A steel trellis will screen the electrical conduits.

2. The existing street frontage vehicle gates and wing walls will be remodeled. The gates will be widened, per Fire Department requirements, from slightly under 18' to 20' by adding a section to each leaf of the existing gates and removing portion of the flanking walls. A 6' high black metal fence will be constructed at 30' back from the north lotline for the entire length of the street frontage. Stuccoed pilasters at 6' 8" high will be constructed at 8' intervals.

#### EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT AND THE 50% FOOTPRINT RULE

(i) Do not damage the character of the *streetscape*;

**The proposed addition to the Wheelwright Museum is on the west side and is set back 14ft. from the existing front façade (street facing) of the existing museum. The portion of the proposed addition is 30ft. in length along the existing 117ft. front façade. This portion of the proposed addition is set back approximately 310ft. from Camino Lejo. The height of this portion of the proposed addition is 19ft. measured at the midpoint of the proposed elevation. The height of the addition is also 2ft. below the parapet where it abuts to the existing museum and 11ft. below the highest point of the existing museum roof. The existing grade slopes from north to south (front to rear) and the location of the addition in the rear on the downslope creates the overall height of the addition and existing building.**

**The proposed building, set back from the existing museum front façade, and from the street, and with a maximum height of 19ft. is in proportion to the existing museum and will not be visible from the street, resulting in no damage to the character of the streetscape.**

Staff response: Staff is in agreement with this response.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

**The Wheelwright Museum has been considering this addition for nearly 15 years. The decision to develop plans and launch a campaign to implement them was triggered by a donation of contemporary Navajo and Pueblo jewelry, plus an offer of a cash gift if the museum agreed to build exhibition space committed permanently to jewelry traditions of the Southwest. Coincidentally jewelry and related traditions have been the museum's principal area of collecting and research for more than a decade, so the decision made perfect sense to them.**

**The museum's changing exhibition program has outgrown its space, and they are forced to close its only gallery for nearly a month while they change exhibitions, leaving visitors with nothing to see. The proposed plan corrects this problem, making the Wheelwright a year-round destination which will remain free to the public.**

**The plans include a new gallery of 1900 Santa Fé for jewelry, a workspace/storage area for the curatorial staff, which will enable them to prepare exhibitions in an appropriate environment, a classroom, staff kitchen, and restrooms.**

**The existing Wheelwright Museum is listed on the National Register of Historic Buildings. The proposed location of the addition was reviewed by the State Historic Preservation Office (SHPO) and because of the proposed location, which would not adversely affect the status of the existing building, the State Historic Preservation Division (HPD) issued a "no adverse effect" determination for the addition. The location of the addition in the back corner of the existing museum is lower and sloping away from the front, and close to the property line, thus creating the overall height and massing there.**

**Strict enforcement of the City Historic District height and massing (footprint) standards would constitute a hardship by substantially reducing the height and area of the addition and not allow the Wheelwright Museum to offer enhanced exhibitions and education to the public.**

Staff response: Staff is in agreement with this response.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

**The design incorporates stepped massing in the building form starting at the existing 1997 addition through the lower level. Earth-tone stucco walls on exposed concrete and fieldstone base are the primary exterior building materials which are consistent with the character and materials of existing buildings in the City of Santa Fe.**

**The existing Wheelwright Museum was constructed in 1937. The City zoning of this area in the early 1960s overlaid R-1 zoning to the Wheelwright property and adjacent properties. Although the museum use is "commercial" in nature, if the museum were to cease to exist, the underlying zoning is residential which would ensure that residents could continue to reside within the Historic Districts.**

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

**The Wheelwright property comprises 8 acres that accommodates three existing buildings. The location of the original museum building is close to the SW corner of the property, which leaves a small area of land in the preferred (to maintain the historic status of the original building) location**

for the addition. The proposed galley is on the upper level immediately adjacent to the existing Klah Gallery which will facilitate visitor's experience of the museum.

No other structures (except the State-owned buildings on Museum Hill) are museums in the related streetscape.

Staff response: Staff is in agreement with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

The City zoning code Section 14-8.4(J)(3) requires nonresidential development to provide a 15ft. landscape buffer for adjacent residential zoning. The proposed addition has received an administrative variance of 1ft. to this buffer and a reduction to 16ft. of the City Fire Marshall requirement for a 20ft. wide access road around the existing and proposed building on the west side of the proposed addition. The 15ft. wide landscape buffer and 20ft. wide access road are being met on the south side. These requirements further reduce the area available for the proposed addition. The proposed addition is partially 2 stories with the new gallery on the second floor (Adjacent to the existing Klah gallery) and support space (storage/curatorial space, education room, break room, and new bathrooms) on the lower level. This arrangement of spaces best facilitates the visitor and staff of the museum.

Staff response: Staff is in agreement with this response.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

As discussed above, the proposed addition is lower than the existing Wheelwright Museum, is located adjacent to the building for the least impact on the streetscape and to have "no adverse effect" on the historic status of the existing museum, and will provide enhanced exhibitions and education to the public, thus providing the least negative impact as per 14-5.2(A)(1).

Staff response: While staff disagrees that the addition is lower than the historic structure in height, the addition is lower than the historic structure in elevation above sea level. Staff agrees that this is the best location for an addition that would provide a seamless visitor experience of the public spaces.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exceptions to exceed the maximum allowable height and to exceed the 50% footprint rule. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (F) Historic Review Historic District.

Ms. Mather recalled previously they looked from Camino Corrales back at the site. She asked if staff saw any difference in the impact from that view.

Mr. Rasch agreed. He showed the view. The architect stepped back that façade so it didn't have the same mass as before.

Mr. Katz assumed there was no need for an exception because it didn't attach to historic portion. Mr. Rasch agreed.

Ms. Mather asked where the metal trellis was to be located.

Mr. Rasch pointed it out on the elevation.

Present and sworn was Mr. Jeff Seres, 122 Lorenzo Lane, who had a model to set up.

Chair Woods announced a three-minute break to allow him to set it up.

Mr. Seres recapped the last meeting with a historical review of the additions, using the model components. That first design in 2007 was submitted to SHPO who determined there was no negative impact on the historic structure. There were requirements for the access road and a fifteen foot landscape buffer with adjacent residential properties. He pointed out the new location for the access road required for emergency access.

On December 11<sup>th</sup> he presented the next addition through a variance-reduced landscape buffer to 14' and one lane access road, two-story massing on the west side and a buttress on the west side. Tonight he presented the third design and described the changes that included second floor setback of 5.4', shifted around. Buttress that was reduced in size. The proportions of the original front door were retained. The southeast side was reduced in height. He showed in plan view the new service entrance door.

They reduced the base on the west side where they would have infrequent loading - probably on a semi-annual basis. Possibly a catering truck might come in for meal at new exhibit openings twice a year. He pointed out the area for staff parking for events. There would no longer be traffic around on the residential side.

The metal trellis had not changed from December 11. He described the measurements on it. It was a plant screen.

Chair Woods announced a 5-minute break to all the public to look at the model.

Present and sworn was Ms. Janet McKay, 200 W. Marcy, who said she was representing Toshio and Barbara Akomora who had property at 700 Camino Lejo directly west of this property. They appreciated the plan changes, particularly for the access issue. But her clients were still concerned about two aspects - all of the improvements have been crowded down to the southwest portion of the property and they had not seen the landscaping plan and felt it should have an adequate buffer. They were most concerned about the large size of the addition. It was a variance of about 2,350 sq. ft. and basically doubling the size there now with the new addition and felt it was more than what was reasonable.

Present and sworn was Mr. Rachael Benjamin, 1775 Fort Union Drive, who was present with his wife Karen Benjamin. He believed the picture shown with snow probably were his footprints. From the east end of his property they saw the southern end of the parking. He was here to encourage the Board to approve the application. He was a big supporter of the museum and of the shows they brought in. They were looking forward to the expansion.

Present and sworn was Ms. Jean Higgins, 2353 Tano Ridge Road, who identified herself as a board member, trustee and chair of the property and grounds committee for the last four years. She said they had been working on this project for about ten years. She spoke about why Wheelwright needed the space. Over the past ten years they had grown a world-class jewelry collection with the help of many donors and the new gallery would showcase that collection. So they also needed room to store pieces and space to change exhibitions. A primary mission was education and they needed classroom space for teaching. Part was a larger kitchen for the staff who did the catering, for staff breaks and catering special events.

Finally, in the design she explained that all of the utilities were in the elevator area in previous addition so that was why they wrapped it around that area rather than moving all of those utilities.

There were no other speakers from the public regarding this case and Chair Woods closed the public portion of the case.

Ms. Walker understood about unloading four times per year on the west but wondered about trash pickup.

Mr. Seres said trash would be picked up on top near the east. The road will be one way. He added that they had UPS deliveries once a day and Fed Ex twice weekly.

Ms. Walker asked if since the last hearing whether Mr. Seres had time to go to the Bataan Museum to see their fencing. She suggested earth tone or piñon green for the fence color. Mr. Seres agreed.

Ms. Mather asked Mr. Seres about not making the landscape plan available to the neighbors.

Mr. Seres said when they received the variance for the landscape buffer to be reduced from 15' to 14' and the access road from 20' to 16' they provided a plan for that so it was in the works. They also worked on the site with the mature large cluster of trees and other trees were proposed along there. They would work with City staff, Ken Francis, their landscape architect and with the Akomora's to come up with an approvable plan with approved materials. Also, Wheelwright wanted to make it as natural as possible so there would be no non-native plants.

Ms. Mather asked if the Board had any role in this.

Mr. Rasch said no.

Ms. Mather appreciated the stepped element on the west side. She asked if there might be upper level access.

Mr. Seres said no.

Ms. Mather asked if the Stewart Gallery was still something they planned for in the future.

Mr. Seres agreed and showed the dotted line where it would still wrap around from the southeast side and the wall would continue down and have an 8' corridor there. That was only to be on the lower level. It would not be higher than the lower level on the proposed addition.

Ms. Mather asked how the plantings would work on that screening.

Mr. Seres said it would have mesh of 6x6 and 2x2 on a steel frame to hold it in place. Over time it would green up and soften as landscape.

Chair Woods said their stucco color looked different and asked what their palette was.

Mr. Seres said they were looking for slightly lighter stucco on the new portion. The glazing would be anodized aluminum frame silver and trim painted to match the stucco color. There were no windows in the original museum. The first addition had steel casements painted dark grey.

Ms. Walker asked what color the mesh would be while the plants were growing.

Mr. Seres said it would be natural rusting.

Mr. Acton said for the scale of second floor massing he didn't see that as nicely on second floor but said he performed magic on the step back. He thought a simple squaring off of the jewelry gallery would create a 2' offset and then further down repeat that offset so the curve of the massing would get focused on the new recessed plane. That would complement the geometry of the curve and it seemed to sit on a bearing wall in the plan. It would greatly improve the scale of the second floor.

Mr. Seres thought it might bring more attention to the second floor massing vs. leaving it very simple. It would complicate it more but it could be achieved structurally. Any jogs would work against a simple design.

Mr. Acton said it created an added exhibit zone. That would satisfy him for harmonizing with the rest. It was a very extensive façade.

Chair Woods asked for Mr. Seres' reaction to the suggestion.

Mr. Seres said it would add more shadow lines in terms of the long massing. He would defer to the board on it.

**Ms. Mather moved to approve Case #H-12-097B, citing that the applicant had met the exception criteria for both exceptions, with the following conditions:**

- 1. That the stucco of the new addition be made slightly lighter than the original and submitted to staff for approval;**
- 2. That the fencing around the building be tan or natural or cream, and**
- 3. That on the second story massing on the west that two slight breaks in that massing be added to that façade. Mr. Acton seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-13-002. 318 Delgado Street. Downtown and Eastside Historic District. Jenkins Gavin, agent for Nancy Mannel Revocable Trust, owner, requests an historic status review of the contributing shed and assignment of primary elevations on a contributing residence. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

#### **BACKGROUND & SUMMARY:**

318 Delgado Street is a single-family residence that was constructed before 1928 in the Bungalow Style. An addition, or perhaps two additions, on the rear is visible on a 1960 aerial photograph. The north addition area has small high-placed windows and the south addition area looks to be an enclosed porch

A vernacular free-standing shed was constructed at the rear SW corner of the property at an unknown date between 1960 and 1967. It is unclear if the existing shed is historic, i.e. built before 1964. An aerial photograph from 1960 shows a shed that is now demolished at the NW rear corner. An aerial photograph from 1967 shows the existing shed at the SW rear corner.

The residence and the shed are listed as contributing to the Downtown & Eastside Historic District.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Board downgrade the historic status of the shed from contributing to non-contributing due to the possible lack of an historic date of construction. In addition, staff recommends that the Board designate the east and south elevations on the contributing residence as primary.

Ms. Brennan arrived during staff report.

Present and sworn was Ms. Jennifer Jenkins, 130 Grant Avenue, Suite 101, said this shed was not built of typical historic materials for the Downtown and Eastside Historic District. Most of it was cinder block and that was exposed and it didn't meet code. They were asking for a downgrade in status in order to make it functional.

They also asked the Board to designate on primary façades on the house. They agreed with staff that the east should be primary but disagreed about the south elevation. They believed the north façade was much more appropriate for a primary designation. The north elevation was more serene. There were two double hung historic windows and a more modern glass block window for the bathroom which they hoped to replace with a more historic looking window. The south had only one historic window and a door filled into a window.

Dr. Kantner asked if the north or south façade could be broken up.

Mr. Rasch said it must be the entire elevation.

Mr. Acton asked if they had historic information.

Mr. Rasch said they only had the historic construction date.

Ms. Jenkins agreed the portal was of questionable vintage. The owner grew up there and was very helpful but part of their remodel plan would address that. It detracted from the charm of that façade.

Mr. Rasch said until proven to be non-historic it would be part of that façade.

There were no speakers from the public regarding this case.

**Mr. Katz moved to approve in Case #H-13--002 that the shed be downgraded to noncontributing and that on the house, the east and north façades be designated as primary. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-13-003. 206 McKenzie Street.** Downtown & Eastside Historic District. Dale F. Zinn, Architect, agent for The Kessler Collection, owners, requests an historic status review of the contributing, non-contributing, and non- statused structures and assignment of primary elevations where applicable. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

**BACKGROUND & SUMMARY:**

206 McKenzie Street, known as the Escudero House, was constructed in a vernacular manner by 1898 and possibly earlier. The building has undergone numerous changes through historic dates including architectural style changes that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20<sup>th</sup> century significant changes occurred including a 1930s two story studio at the NW corner, another second story addition at the SE corner in the 1940s, and additions at the SW corner by 1958 including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred and two free-standing carports were

constructed. The long projected hallway and the massing between the solar addition and the garage at the SW corner of the main building was in place by 1948. The pitched roofs and the carports are intrusive to the romantic quality of the main structure.

The 1995 inventory recommends that the property be listed as contributing to the Downtown & Eastside Historic District. The 2005 re-inventory suggests that the status could be upgraded to significant due to associations with important persons.

Today, the entire main building was listed as contributing with the south carport listed as non-contributing and the east carport without an historic status.

## RELEVANT CODE CITATIONS

### 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

#### Purpose and Intent

It was intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved.

#### SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level;
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

#### CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds

to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

## **NONCONTRIBUTING STRUCTURE**

A *structure*, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

## **PRIMARY FAÇADE**

One or more *principal* faces or elevations of a *building* with features that define the character of the *building's* architecture.

## **STAFF RECOMMENDATION:**

Staff recommends that the Board retain the historic designation of contributing for the main structure with the understanding that the pitched roofs and the solar addition and the garage remodel facades are not historic. The north and east elevations of the main structure may be considered as primary. In addition, staff recommends that the Board retain non-contributing status for the south carport and designate the east carport as non-contributing. See attached historic status floor plan.

Mr. Rasch provided a floor plan with all elevations numbered and his proposed primary elevations highlighted [attached as Exhibit 1].

He displayed the floor plans on the screen and reviewed the elevations of the structure.

#21 faced the street. He recommended 19, 20 and 21 as primary. As he went around the solarium had 21 and 22 which he recommended as primary (both first and second story) Down McKenzie Street, the yard wall hid all the courtyard. He recommended #1 and #5 as primary. There was one view into the courtyard from McKenzie where he recommended Elevation #30 as primary. #5 and #6 of the studio were recommended as primary.

Mr. Rasch said #2 was behind the entry elevation and not visible at all. It was behind a wall. He assumed 2, 3, and 4 were pretty much untouched.

Ms. Mather said it seemed like something had been on this site in the 18<sup>th</sup> century. She pointed it out in the 1766 drawing.

Mr. Acton said there seemed to be a fairly distinct separation of structures from a very interesting period and others more recent were to condo-ize the building. That portion seemed very distinct but he had been told in the past that to consider anything significant would include all of those non-significant parts. He thought there were parts that were very significant but it didn't seem practical for the applicant to be able to do anything with the rest of it.

Mr. Rasch said other than the garages, courtyards and solarium the footprint was pretty much there and he wasn't sure it rose to significant because of all the additions.

Mr. Acton considered the story really fascinating and it has evolved with the city.

Mr. Katz thought the building on the corner seemed to be a separate building and asked if it could be significant. Mr. Rasch agreed.

Chair Woods said that was not published.

Mr. Rasch disagreed because it was published as a designation.

Ms. Walker agreed it was eligible but if it were significant she wondered if the applicant could delete all the western portion.

Mr. Rasch said they would still recognize elevations 7, 9 and 10 and their massing as non-historic elements on the significant building but he reminded them for significant status it had to maintain a high level of historic integrity so they would have to look at the alterations.

Chair Woods noted he had said those alterations were historic. Mr. Rasch agreed.

Present and sworn was Mr. Dale Zinn who said he met with the Historic Santa Fé Foundation and wanted to be good neighbors to them. The history was tied with what was now the Harvey House. He described some of the historic parts. This building has the myth and mystery of Santa Fé. It was always been a mysterious thing and it was nice for him to break down that myth and mystery. The associations of historic people when surveyed in 1905 included Cleopas Jaramillo who was probably the most historic person associated with it. Hazel Hyde bought it from Ms. Jaramillo in 1935 and did the big studio and part of the second story. There were Parker photos. At one time the corner was a restaurant. In maybe 1846 there was an arroyo there that went right through the parade grounds of the Presidio. But maps on the ground don't always point to what was there.

He talked with Ron Winters (archaeologist) and he believed it did go back to the 18<sup>th</sup> century. That corner was the hub of things that went on there. The L-shaped back on McKenzie was really historic. The footprint was all over the place. There were many, many changes to it. There was a good map from 1958 and it didn't change much from that point forward. There might have been another infill but he didn't have documentation of that right now. All the people associated with it have some respect for those façades and what happened there. Nothing went longer than 3-4 years.

There was a murder that happened there. There was no ordinance then to prevent the alterations.

He went back to the 1948 at 142 Griffin and pointed out the adobe parts. It was pen tile in the back and frame "out here." in the courtyard.

His real concern was that if one did too much to a light middleweight historic structure it no longer had the history behind it and had lost its integrity and therefore lost its gift to the district.

Ms. Walker asked if he was suggesting if it was contributing instead of significant that it might retain more of its historic integrity.

Mr. Zinn said if the stuff in back was not considered historic and they could demolish some of it on the back side then he agreed. This wasn't an industrial building but an apartment building.

Mr. Acton said Mr. Rasch gave the option if significant to designate parts as non-historic.

Dr. Kantner understood that even if designated significant some façades could be non-historic.

Mr. Rasch agreed but cautioned them it must maintain high level of integrity to achieve significant status.

Dr. Kantner wasn't convinced it should be significant and the important persons were not that important.

Ms. Mather asked if Cleopas Jaramillo and Mr. Rapp were associated with the property but not with the building itself.

Mr. Zinn agreed. In Ms. Jaramillo's operation there was definitely a need of space but more a need of high walls. He added that the building has been white since the I Am Foundation had it. He briefly talked about the I Am people who wore pastels but not red or black.

Chair Woods asked Mr. Rasch about preserving the color.

Mr. Rasch said significant buildings might need to have their historic colors preserved but not with contributing buildings.

Mr. Zinn felt people wanted to make this more historic than it really was. He felt Wheelwright was far more historic than this one.

He agreed with most of the primary façades but disagreed with 22 which was not all historic.

Mr. Rasch said if the solarium was not historic then only part of it should be primary.

## PUBLIC COMMENT

Present and sworn was Ms. Rosita Santiago, in Unit D, who said she lived in this building and at first was concerned about the changes proposed. She was in design and a full time painter and saw the shed

roofs every day that were corrugated fiberglass. A lot of it was very poorly constructed and it was disintegrating and she wanted someone to preserve the things that could be preserved. It was a fascinating winding crazy building but it was falling apart. If the upstairs neighbor used his space heater, she couldn't use her hair dryer.

She had investigated the person interested in working on it and she supported the project.

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who said this building had always fascinated him. The colors were interesting. The history of Ms. Jaramillo - her history and personality were as important as Wheelwright as one of their local people. She was very instrumental in that culture. This building should be preserved as much as possible. The last owner he remembered was Walter Ingraham and it could be a nice home. He asked Mr. Zinn about what it would be.

Mr. Zinn said that wasn't germane to this conversation but would be a one-owner building.

Mr. Herrera said the back buildings, whether historic or not were part of the property. As a kid he went there when it was part of a home with servant quarters in the back. When Ms. Jaramillo lived there it was her home. The garage in the back whether a restaurant or not was part of it.

There were no other speakers from the public regarding this case.

Mr. Acton thought, given his issues that it was worthy of significant. If all the non-historic parts were peeled off it would leave historic façades that would be part of a significant status but highly altered and exposed. He asked how they would do that.

Mr. Rasch said if significant, all the elevations would be primary except those known to be non-historic. And on several, if they removed the non-historic part, they wouldn't have a façade there.

Mr. Acton was taken by the unique solarium and the mysterious courtyard and hoped that would not be lost by the proposal.

Mr. Zinn said when he was approached about this building; he was in the DFW airport having a heart attack. He was pleased to be asked but he was also very hard on the guy proposing this because he told the man what he could do and what he couldn't do. He vetted him pretty well and had a commitment from them. They have a business to run and use historic buildings in several states. They probably wouldn't change much but he was afraid of significant status. He agreed with Mr. Acton in everything except a significant status which would make this almost undevelopable.

There were structural issues of disintegrating pen tile but he was not hanging his case on that. He thought they could deal with the primary façades and work with them without this blanket pouring of significant juice over the whole thing.

He agreed with Mr. Herrera that if there was much integrity on the west side.

Ms. Mather agreed with the applicant. The fact that the Board was struggling with the integrity over all the building which indicated to her that overall it lacked the ability to sustain significant status. They didn't know which parts had the integrity and which parts were most interesting.

**Ms. Mather moved in Case #H-13-003 to designate the main structure Contributing and designating primary elevations as recommended by staff and accepting staff's identification of non-historic parts. Ms. Walker seconded the motion.**

Mr. Katz asked for a condition that the white color be retained.

Ms. Mather didn't accept that as friendly, leaving that issue for a future case.

Dr. Kantner asked if 15, 16, 17, 18 could also be primary.

Ms. Mather disagreed and agreed with Mr. Rasch that they were just duplicating.

Mr. Rasch said he tried not to over restrict an applicant. Several times, the Board has added some elevations that were duplicative.

Dr. Kantner was not sure that the design of 15, 16, 17, and 18 were duplicative.

Ms. Mather didn't want to restrict the ability of the applicant to conduct business there.

**The motion passed by unanimous voice vote.**

6. **Case #H-13-001. 707 Don Gaspar Avenue.** Don Gaspar Area Historic District. Feather & Gill Architect, agent for Dwight Miller, owners, proposes to construct a 315 sq. ft. addition, construct 4' high yardwalls and gates, and perform other minor modifications on a contributing property. An exception is requested to exceed the 50% foot print rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

**BACKGROUND & SUMMARY:**

707 Don Gaspar Avenue is a single-family residence that was constructed before 1928 in the Bungalow Style. A non-historic addition on the rear east elevation has used up most of the 50% footprint allowance for additions to the historic footprint. The building is listed as contributing to the Don Gaspar Area Historic District and the historic west and south elevations may be considered as primary.

The applicant proposes to remodel the property with the following four items.

1. An approximately 315 square foot addition will be constructed on the north elevation. Landings with steps and handrails will be constructed at both the west entry and the east entry to the addition.
2. A door will be installed on the non-historic addition south elevation.
3. The main west entry steps up to the residence will be replaced and handrails will be added.
4. Yardwalls at 3' high with wooden pedestrian gates will be constructed on both the north and south sides of the residence to attach to existing lotline yardwalls.

#### EXCEPTION TO EXCEED THE 50% FOOTPRINT RULE

Do not damage the character of the *streetscape*;

The addition will not damage the character of the streetscape as it is set back over fifty feet from the property line and will be barely visible from the street. The addition will be done in the Craftsman Style to mirror the style of the house.

Staff response: Staff agrees with this statement.

2. Prevent a hardship to the *applicant* or an injury to the public welfare;

By allowing the exception the applicants can run their home consulting business from their home and keep this area separate from the living area. This prevents a hardship to the owners and does not create any disruption to the public.

Staff response: Staff agrees with this response.

3. Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

We were matching the predominantly Craftsman style of the historic house and will be attaching mostly to the addition that was installed in the 1970s. The owners have had a residential business occupancy permit for about 15 years and would like to continue to operate their business in their home.

Staff response: Staff agrees with this statement.

4. Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;  
There is an existing 1970s addition to the home that has used up most of the allotment of 50% of the historic home but does not meet the owners' needs in the house. There is an established business in their home.

Staff response: Staff agrees with this statement.

5. Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

The applicant is trying to maintain the Craftsman style of the house that is predominantly found in the Don Gaspar District by adding a small addition that will complement the neighborhood. The previous addition was done before the current owners purchased the home and it is configured in a way that does not meet their needs. There was an addition that was submitted by the current owners and approved by the Historic Board on January 9, 2001 that was 394 sq.ft. The owners did not have the funds to complete the construction at that time and the approval lapsed. The current proposed addition is 280 sq.ft. and the owners are prepared to go forward with the work at this time.

Staff response: Staff agrees with this response.

6. Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

We have set the addition as far back as possible and maintain functionality. It predominantly is attached to the 1970s addition and the part attached to the historic home is minimal and attached to a non-primary elevation. The primary elevation will remain intact. This will provide the least negative impact as set forth in 14-5.2(A)(1).

Staff response: Staff agrees with this response.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to exceed the 50% footprint rule and recommends approval of the application as complying with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Present and sworn was Mr. Dan Featheringill 418 Cerrillos Road, Suite 20, who said he wrote the letter before the drawings and realized afterward that it was only 280 square feet. This was approved in 2001 at 315 feet and they couldn't afford to do it.

They were replacing steps out front because they were all different sizes and had no handrails.

Ms. Mather said the roof treatment looked different and asked if the pro-panel was to be replaced.

Mr. Featheringill clarified that last time he got shingles and stucco approved.

Mr. Rasch thought they did approve that with an exception.

Mr. Featheringill said it had asphalt shingles and they wanted metal shingles.

There were no speakers from the public regarding this case.

**Dr. Kantner moved to approve Case #13-001 as recommended by staff, acknowledging the exception criteria had been met and designating the west and south elevations as primary. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **MATTERS FROM THE BOARD**

Ms. Walker asked Ms. Brennan if it would be appropriate to say that color is part of its historicity.

Ms. Brennan said if the Board wanted to include the color they could but she didn't accept it as friendly.

Ms. Mather said regarding East DeVargas that during the discussion she noticed that some grillwork had been added to that building and she asked the applicant when that grillwork had been added to that building and he seemed to have no knowledge of when it was done. She asked what follow-up had been done. Mr. Murphey was helpful in research and discovered that the grillwork had never been brought to the Board. It seems that perhaps none of that grillwork had been done without Board approval. So a number of changes have been made on that street and changed it from the simple streetscape to something that is more Middle Eastern.

She knew City staff worked hard to oversee this permitting process and she was just concerned, especially with one of the oldest streets in America.

Mr. O'Reilly said her report meant that the Board had just stepped in. There were people all over the city doing things without permits and the staff catches them when they can. We can certainly look back and ask the property owner how that happened. We can bring it back and make them get the approval.

Mr. Katz said along that same line, they got a letter from Beverly Spears about balustrades being removed from this building. Perhaps staff could bring back to the Board how that happened also.

Mr. Acton reminded them he brought up about staff approvals where there were extensive changes to be reviewed and asked that they be brought back so the Board could say okay to it. So in cases where the Board left so much up to staff to approve, it would be good for the Board to see that it worked out.

Mr. O'Reilly said it was always best when making conditions that the motion is very clear on what the conditions mean and then it makes it easy for staff to figure it out.

Mr. Acton said he was not trying to compel any resubmittal but maybe a handout on the outcome from staff that they met the conditions. It would be a simple point of information to the Board.

Mr. O'Reilly said if a board member had a concern about how it turned out later it could be years later before they submitted a building permit request. Staff could show the Board what happened with one you had concerns about.

Chair Woods asked Mr. Rasch about his feelings on this issue.

Mr. Rasch thought it went pretty smoothly and if the condition was not so clear he would call the maker of the motion to make sure he understood it.

Chair Woods thought this Board was good on the findings of fact and things got fleshed out more and more. It has been good to be able to go through them and articulate those clearly. That is the time to do it.

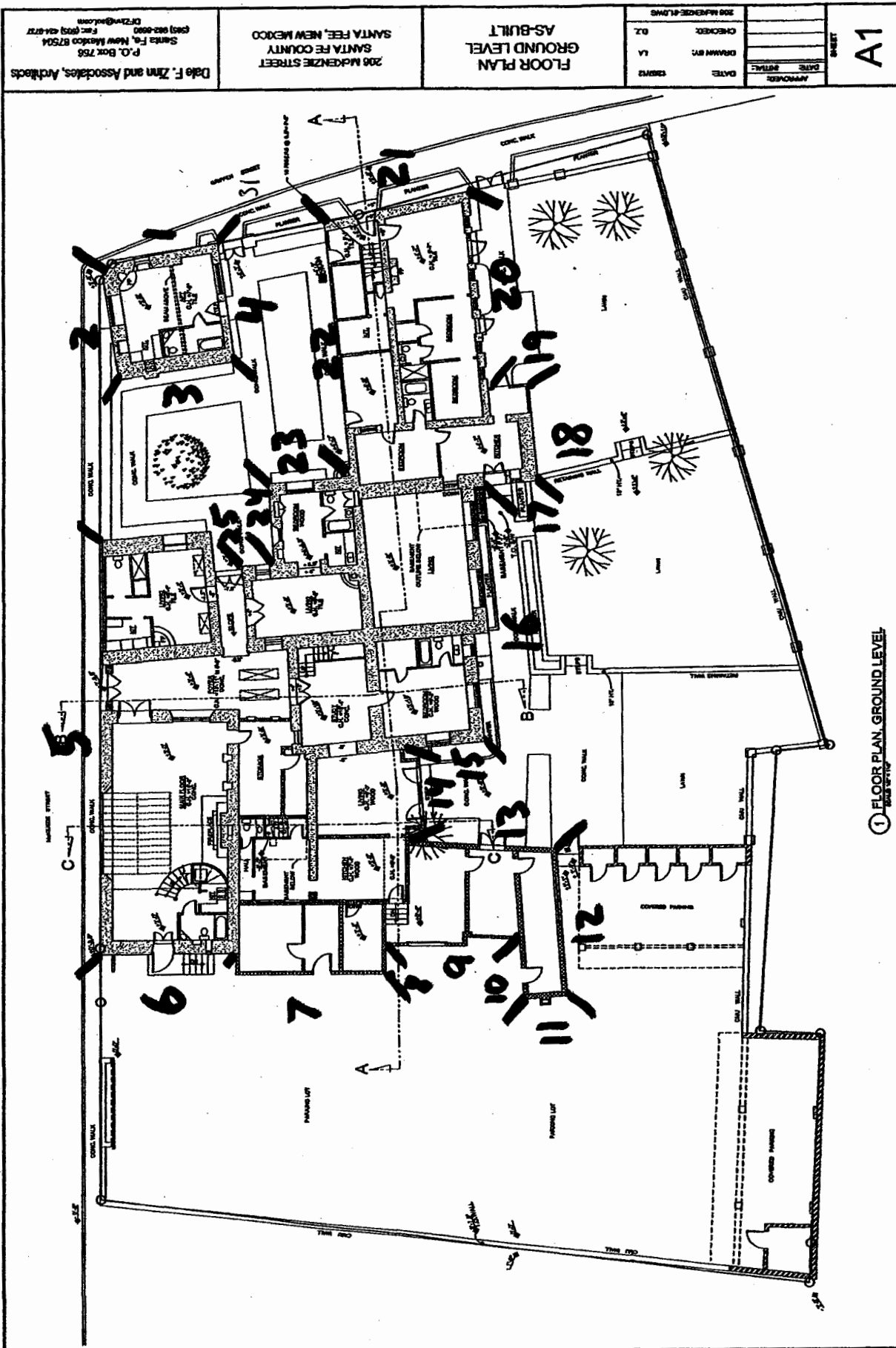
## ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

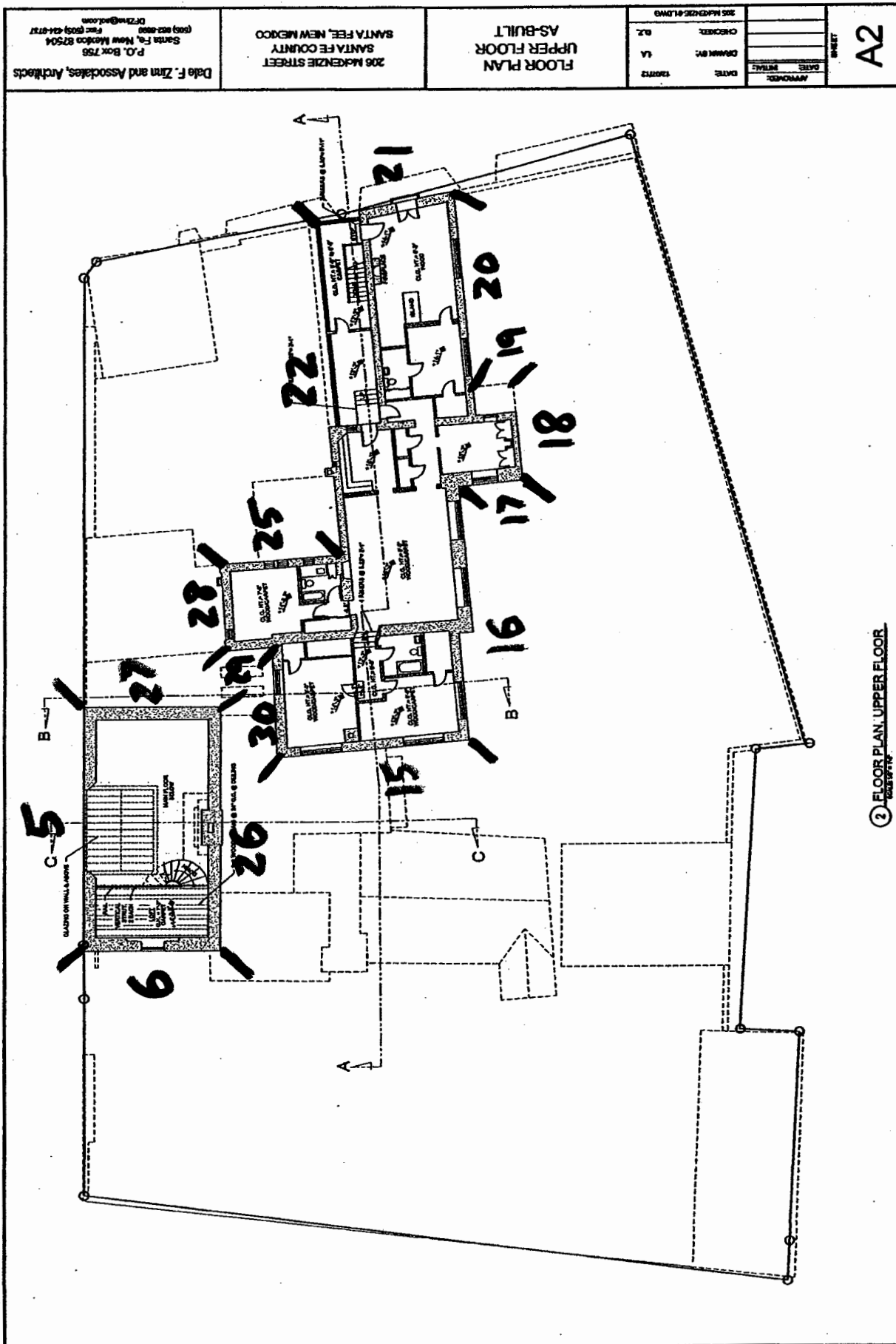
Approved by:

  
Sharon Woods, Chair

  
Carl Boaz, Stenographer

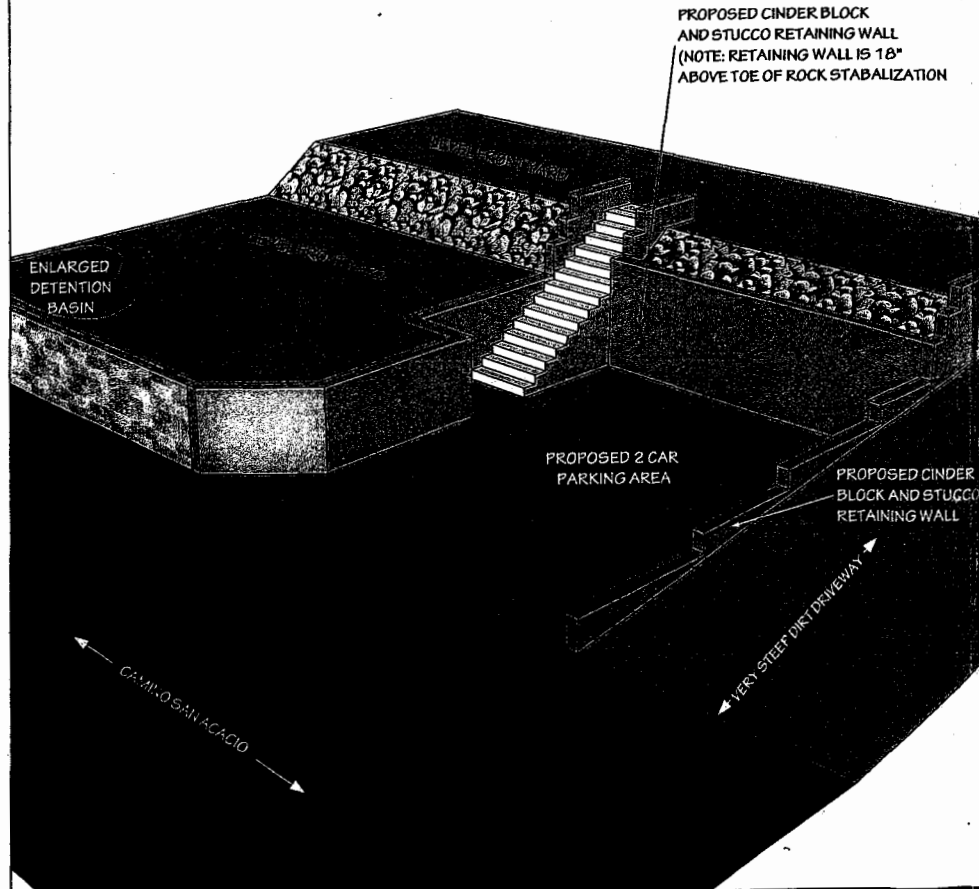


*Exhibit 1*



# PROPOSED CONDITION

ISOMETRIC VIEW



PLAN VIEW

